

WAREHOUSE CONDO

1501 SE Decker Ave. A-102, Stuart, FL 34994



FOR SALE | \$260,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

2100 SE Ocean Blvd. Suite 100
Stuart FL, 34996
www.commercialrealestatellc.com

Jerry Follano
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PROPERTY OVERVIEW

- Excellent warehouse condo unit located at the Contractors Showcase Commerce Center.
- Unit features an office with a conference room and restroom, in addition to ample garage space and some mezzanine storage area.
- Ideal for businesses in the contractor trade, and any other garage use.

PRICE	\$260,000
TOTAL AREA	1,000 sf
BUILDING TYPE	Warehouse Condo
ACREAGE	6.50
FRONTAGE	637.4'
TRAFFIC COUNT	37,000 AADT via Federal Hwy
YEAR BUILT	1989
CONSTRUCTION TYPE	Concrete
ZONING	I-Industrial
LAND USE	Industrial
PARCEL ID	09-38-41-012-001-01020-3

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	8,308	1 Mile	\$61,411	1 Mile	45.6
3 Mile	51,757	3 Mile	\$82,770	3 Mile	47.9
5 Mile	106,408	5 Mile	\$92,261	5 Mile	48.4

2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	8,855	1 Mile	\$44,081	1 Mile	47.2
3 Mile	54,788	3 Mile	\$58,993	3 Mile	51.6
5 Mile	112,766	5 Mile	\$65,541	5 Mile	52.9

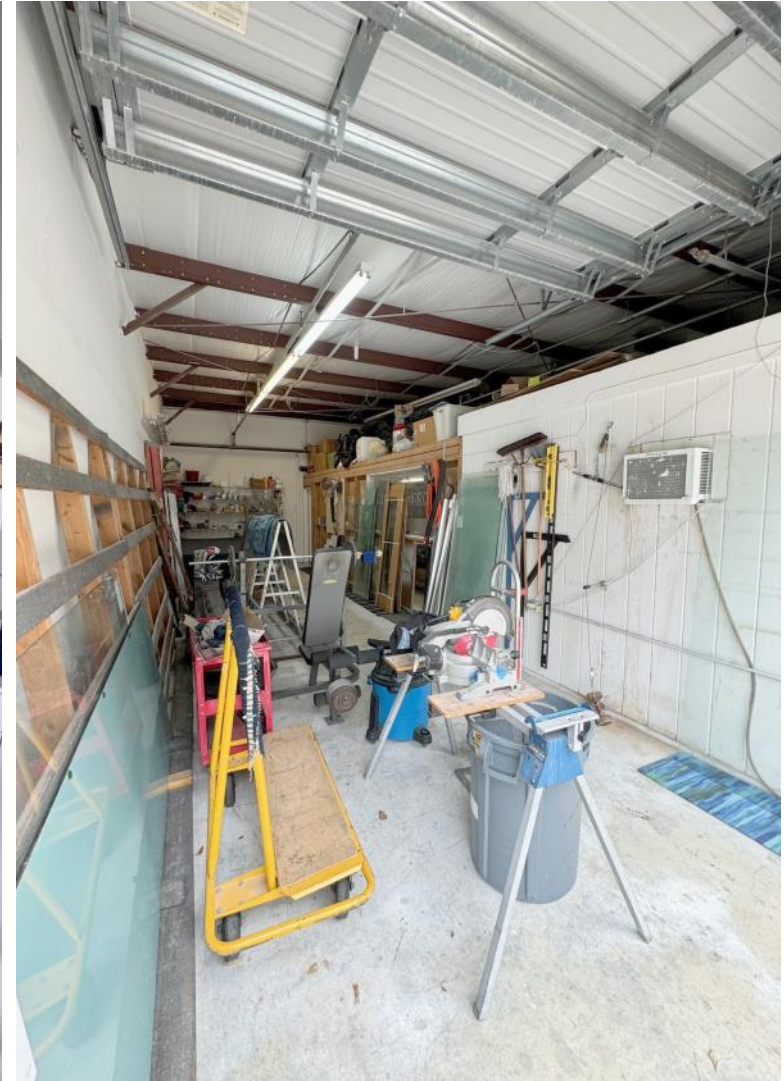
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SITE PHOTOS



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ZONING INFORMATION

Sec. 2.06.07. Industrial uses.

The following standards shall apply when a proposed industrial development requires major development plan approval (over 50,000 square feet in gross floor area), or if an industrial planned unit development is proposed.

A. Industry shall be of a nature as not to be injurious or offensive or detrimental to the present or intended character of the "B-4," "I" or "IPUD" zoning districts or vicinity by reason of emission of noise, dust, glare, smoke, gas, fire, odors, vibration, fumes, toxic waste materials.

B. Planned industrial parks and new industrial developments must provide that abutting residential properties will be protected from drainage of surface water, noise, odor, glare, dust, and fumes or other objectionable conditions; that provision is made for adequate vehicular and pedestrian access and circulation so as not to present problems of safety on the site or unduly impeded normal traffic movement on adjacent streets; that requirements for parking as provided in chapter VI are met. Further, no building structure, or land within 100 feet of any lot line or a lot located in a residential district shall be used in connection with the operations of any establishment. Off-street parking and off-street loading space may be located within this setback area in accordance with regulations on parking in chapter VI. Within 300 feet of a residential district boundary line, all activities and operations shall be completely screened by a solid wall at least eight feet in height, and open storage shall not be of greater height than that of the enclosed fence, except that off-street loading and unloading spaces may be located in accordance with parking provisions of chapter VI.

C. Sign painting and/or manufacturing shops must contain such activities within an enclosed building.

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TRADE AREA MAP



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